



State Environmental Policy Act (SEPA)
Mitigated Determination of Non-Significance (MDNS)
File# SEP-23-0006; SPR-23-0001

Date of Issuance: March 31, 2023

Lead Agency: City of Walla Walla Development Services

Agency Contact: Jon Maland, Senior Planner
jmaland@wallawallawa.gov, 509-524-4720

Description of Proposal: Myra – Futura Road Mini Storage Facility. This proposal includes development of approximately 4.11 acres of vacant land into storage unit facilities and an office building.

Location of Proposal: East of Myra Road, on future Futura Road, Walla Walla, WA 99362

Proponent: Hyperion LLC, PO Box 49, Milton-Freewater, OR 97862

The City of Walla Walla Development Services has determined that this proposal is unlikely to have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). We have reviewed the following: Submitted SEPA checklist, and the following existing environmental documents: Walla Walla Comprehensive Plan Final Environmental Impact Statement (FEIS), issued May 22, 2018 and Walla Walla Comprehensive Plan - Walla Walla 2040, Ordinance 2018-15, adopted June 13, 2018. The relevant content of these documents is briefly described as an Environmental Impact Statement for the Walla Walla Comprehensive Plan which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement.

This determination is based on the following findings of fact and conclusions of law:

FINDINGS OF FACT:

1. Application filing date: January 27, 2023.
2. Date the application was determined to be substantially complete: January 27, 2023.
3. Description of the proposed action: State Environmental Policy Act (SEPA) review for Myra-Futura Road Mini-Storage Facility. The proposal includes developing approximately 4.11 acres of vacant land into storage unit facilities and an office building.
4. The Notice of Application with Optional Threshold Determination was issued on March 8, 2023.

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5. The Notice of Application comment period concluded on March 27, 2023.
6. Comment letter(s) was received from the following:
 - Washington State Department of Ecology dated March 23, 2023.
 - Washington State Department of Archaeology and Historic Preservation, dated March 21, 2023
 - Steven Pao and John Pao, Jr., dated March 24, 2023

CONCLUSIONS OF LAW:

Staff has concluded that a Mitigated Determination of Non-Significance (MDNS) shall be issued. This determination is based upon the environmental checklist and its attachments, and other information on file. The MDNS is supported by Plans and regulations formally adopted by the City for the exercise of substantive authority under SEPA. The MDNS also takes note of the extent to which many local, State and Federal regulations and permit requirements will govern the project to mitigate its potential impacts, in accordance with WAC 197-11-158 and RCW 43.21C.240. The following are City adopted Goals and Policies which support the MDNS:

- **Land Use Policy 1.1:** Accommodate new residential and commercial development in areas with available infrastructure and services.
- **Land Use Policy 3.5:** Located new commercial areas near, or mixed with, higher density residential development and at the intersection of major transportation corridors.
- **Land Use Policy 4.1:** Balance commercial, industrial, and residential development with the conservation of natural resources and open space by directing growth to areas already served by infrastructure.
- **Transportation Policy 5.6:** Require development to provide street frontage improvements consistent with plan and code requirements, either through construction of the project or through deferral or a fee-in-lieu payment, as permitted by adopted code.

CONCLUSIONS OF THE RESPONSIBLE OFFICIAL:

The Responsible Official has determined that the proposal is unlikely to have a probable significant impact on the environment, and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c), only if the following conditions are met. This decision was made after reviewing a completed environmental checklist, other information on file with the City of Walla Walla, and existing regulations. This information is available to the public on request. The mitigation measure is required as authorized under the substantive authority of SEPA in accordance with the guidelines contained in Chapter 21.08 WWMC and shall be implemented by the Applicant:

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1. The applicant shall apply for coverage under the Department of Ecology's Construction Stormwater General Permit, as noted in the Department of Ecology comment letter dated March 23, 2023.
2. The applicant shall prepare an inadvertent discovery plan (IDP) to be kept on site during all construction activities for the purpose of guiding construction crews, in the event that archeological resources are discovered during construction. All staff, contractors, and persons on site should be familiar with its contents and know where to find it.
3. Any lighting proposed on-site will need to be directed downward utilizing dark sky technology. In addition, downward lighting shall be implemented throughout the project so that it does not shine onto adjacent properties. Lighting over walkways and off-street parking areas should provide at a minimum 2-foot candle illumination. Lighting adjacent to the street shall not be greater than ½ foot-candle over ambient light level at the edge of traveled way.
4. Existing easements shall not be inhibited.
5. At the time of development, the applicant shall construct public improvements of Futura Road, including curb, gutter and sidewalk under the provisions of the City of Walla Walla Engineering Department.

This Mitigated Determination of Non-Significance is issued after using the optional DNS process in WAC 197-11-355. The Notice of Application with an Optional Threshold Determination was issued on March 8, 2023. **There is no further comment period on this MDNS.**

Responsible official: J Preston Frederickson, Director

Address: City of Walla Walla Development Services
55 E. Moore Street, Walla Walla, WA 99362

Issue Date: **March 31, 2023**



Signature: _____ **Date: March 31, 2023**

Appeal information is addressed in City of Walla Walla Municipal Code (WWMC) 21.08.170. Appeal rights

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are outlined within WWMC Chapter 20.38 and other code provisions referenced therein. Please contact City of Walla Walla Development Services at (509) 524-4710 to read or obtain a copy of this section of the Municipal Code.